

Capital Projects Advisory Review Board, October 13, 2005

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- Background information on the number and status of school district GC/CM projects. (Attachment) (Statute authorizes 16 pilot projects valued over ten million dollars and two projects valued between five and ten million dollars. 17 of the projects have been awarded and three of the schools projects are completed (Lake Washington's Mann Elementary School (new-in-lieu), Northshore's Junior School (new/renovation), and Seattle's Nathan Hale High School (auditorium addition)).
- Advantages of GC/CM method that have been observed by school districts:
 - Early involvement of the GC/CM in design development has achieved value engineering benefits and solved challenging issues before they became significant problems (e.g., phasing plan for Northshore Junior High; access through neighboring property owner's land for the Mann Elementary project; access through the hole created via demolition at Garfield High School).
 - GC/CMs seem to provide realistic construction schedules early in the projects.
 - GC/CMs have developed and implemented good safety and communication plans, which has been especially important and useful for sites at which students continue to attend the schools during the construction process.
 - Problems have been solved before they created crises.
- Due to the unusually volatile bidding environment in recent years, it is difficult to compare guaranteed maximum prices versus final construction costs on GC/CM projects and bid prices versus final construction costs on design-bid-build projects. In all likelihood, comparisons need to be made over a longer period of time.
- A significant challenge that could affect the long-term viability of the GC/CM method of procurement involves addressing the perception among some subcontractors that risks are being shifted to them on public GC/CM projects that are not shifted to subcontractors on private GC/CM projects or public projects procured using the design-bid-build procurement method.
- School districts would like to move beyond the initial pilot phase. School districts would like to make the GC/CM method available to more projects. It makes sense to continue review by the School District Projects Review Board of future applications to confirm that the projects are of appropriate size and/or complexity.

ATTACHMENT
School District GC/CM Pilot Projects

Aberdeen School District

Aberdeen High School (decided not to use GC/CM)

Eastmont School District

Eastmont Middle School

Evergreen School District

Evergreen High School

Griffin School District

Elementary/Middle School

Lake Washington School District

Mann Elementary School

Northshore School District

Bothell High School, Phase 2

Bothell High School, Phase 3

Northshore Junior High School

Olympia School District

Capital High School (decided not to use GC/CM)

Washington Middle School (decided not to use GC/CM)

Seattle School District

Cleveland High School

Garfield High School

Nathan Hale High School

Roosevelt High School

Snohomish School District

New High School

Spokane School District

Rogers High School

Shadle Park High School

Tacoma School District

Lincoln High School

Stadium High School

Wahluke School District

New Wahluke High School